

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/ (954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Modification Application: SPM 1-5-08/08-20/Norwegian Seamen's Church/2950 South Flamingo Road

AFFECTED DISTRICT: District 4

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SPM 1-5-08, Norwegian Seamen's Church, 2950 South Flamingo Road (CF)

REPORT IN BRIEF: The subject site consists of 3.257 net acres (141,875 sq. ft.) on the east side of Flamingo Road. The proposed site plan modification, which will utilize part of the existing residence, consists of 3,200 square feet of church; 5,650 square (three units) which are uses ancillary to the church.

An existing public sidewalk, outside of the subject site's western boundary line, parallel to Frontage Road will be connected to an internal sidewalk along the entrance drive. Additionally, a path is proposed on the eastern side of the building to provide pedestrian access to vehicular parking spaces. The proposed site plan illustrates one (1) dumpster enclosure with concrete walls and a CPTED (Crime Prevention Through Environmental Design) gate at the rear (northern side) of the building.

The architecture of the proposed House of Worship reflects a modern design including clean horizontal lines and gable roofs. The building's material consists of lap siding, metal trellis and breezeways, and barrel tile roof to match existing structure. A portion of the roof is designed to be flat while the others are pitched. Aluminum frames with glass storefront doors and windows are located along all elevations.

Vehicular traffic within the eastern portion of the subject site will maneuver through 2 two-way parking aisles. The proposed site plan meets code requirements by providing 63 parking spaces, 3 garage parking spaces, and 3 handicapped spaces for a total of 69 spaces, meeting the requirements.

The petitioner indicated an application has been submitted to Central Broward Drainage District (CBWCD) and is currently under review (see attached letter).

The proposed site can be considered compatible with the existing community facilities and residential properties located along Flamingo Road. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the September 23, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to table to October 21, 2008. In a voice vote, with Chair Venis being absent, all voted in favor. (**Motion carried 4-0, see attached minutes**).

At the October 21, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to table to November 18, 2008 at the petitioner's request. In a voice vote, with Vice-Chair Lee being absent, all voted in favor. (**Motion carried 4-0**).

At the November 18, 2008 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that the color for the siding would be the actual pre-finished siding samples, not the display colors on the board; 2) add a crosswalk in pavers through the driveway to connect the island sidewalk to the facility sidewalk and that the pavers should match the crosswalk at the entrance access drive; 3) at the northeast corner property behind the rectory, replace the ten Silver Buttonwood with Green Buttonwood, full 14- to- 16-foot height and install a berm in that area to the maximum height allowed and have all the plants installed within that berm; 4) bring back to the Site Plan Committee for review the revised west wall elevation of the community center which should be consistent with the architecture on the remainder of that building and one that was not a "flat-face" with elements stuck on it; and 5) that the emergency vehicle access be stabilized with sod on top and irrigation provided. (**Motion carried 3-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”**Application:** SPM 1-5-08/08-20/Norwegian Seamen's Church**Original Report Date:** 09/12/08**Revision(s):**

09/19/08, 11/19/08

Phone: (305) 358-2814**Phone:** (561) 798-0548

Background Information**Application Request:** The petitioner requests site plan approval for House of Worship and ancillary uses.**Address:** 2950 South Flamingo Road**Future Land****Use Plan Map:** Residential 1 DU/Acre**Existing Zoning:** A-1, Agricultural District**Proposed Zoning:** CF, Community Facility District**Existing Use:** Single-family home**Parcel Size:** 3.257 gross acres (141,875 sq. ft.)**Proposed Use(s):** House of Worship**Proposed Density:** n/a

		<u>Surrounding Land</u>	
		<u>Use</u>	<u>Plan Map</u>
		<u>Designation(s):</u>	
North:	Nursery	Residential	1
DU/Acre			
South:	Nursery	Residential	1
DU/Acre			
East:	Nursery	Residential	1
DU/Acre			
West:	Flamingo Road	Residential	1
DU/Acre			

Surrounding Zoning(s):

North: A-1, Agricultural District
South: AG, Agricultural District
East: A-1, Agricultural District/ AG, Agricultural District
West: E, Estate District

Zoning History**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

Concurrent Request(s) on same property:

Plat Application (P 1-1-08), the petitioner requests the approval of the plat known as the “Norwegian Seamen's Church”.

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the CF, Community Facility The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, frontage of 100 feet, front setback of 50 feet, side and rear setbacks of 25 feet, maximum building height of 35 feet, and 30 percent minimum open space.

Land Development Code (Section 12-208 (A)(5)), requirements for off-street parking, for churches; One (1) space for each thirty (30) square feet of auditorium or chapel area, plus one (1) space for each Sunday School classroom.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Comprehensive Plan Considerations**Planning Area:**

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, policy 5-2: The (re)zoning, (re)plating, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Land Use Compatibility and Community Appearance, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site consists of 3.257 net acres (141,875 sq. ft.) on the east side of Flamingo Road. The proposed site plan modification, which will utilize part of the existing residence, consists of 3,200 square feet of church; 5,650 square (three units) which are uses ancillary to the church. At the time of Development Review Committee comments, staff requested the Town attorney for a legal opinion regarding the ancillary uses and the conclusion was that this uses can be considered ancillary to the Norwegian Seamen's Church (see attachments). An existing public sidewalk, outside of the subject site's western boundary line, parallel to Frontage Road will be connected to an internal sidewalk along the entrance drive. Additionally, a path is proposed on the eastern side of the building to provide pedestrian access to vehicular parking spaces. The proposed site plan illustrates one (1) dumpster enclosure with concrete walls and a CPTED (Crime Prevention Through Environmental Design) gate at the rear (northern side) of the building.
2. *Architecture:* The architecture of the proposed House of Worship reflects a modern design including clean horizontal lines and gable roofs. The building's material consists of lap siding, metal trellis and breezeways, and barrel tile roof to match existing structure. A portion of the roof is designed to be flat while the others are pitched. Aluminum frames with glass storefront doors and windows are located along all elevations. A steel cross is located fronting the north elevation with a maximum height of 42'-8".
3. *Access and Parking:* The proposed vehicular access into the subject site is via one (1) opening. Vehicular traffic within the eastern portion of the subject site will maneuver through 2 two-way parking aisles. The proposed site plan meets code requirements by providing 63 parking spaces, 3 garage parking spaces, and 3 handicapped spaces for a total of 69 spaces, meeting the requirements.

4. *Lighting:* The petitioner proposed lighting fixtures consistent with the rural lifestyle regulations. The lighting design meets Land Development Code requirements with maximum foot-candles of 1 at the property lines.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit. However, the applicant is showing the location of the freestanding sign at the driveway entrance, meeting sign requirements.
6. *Landscaping:* The proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code. The landscape plan indicates Silver Buttonwood under power lines is being proposed. In addition, existing Live Oaks are being relocated, and clusters of gumbo limbo are being proposed along the right-of-way adjacent to the subject site.

The proposed project meets the minimum landscape ratio requirement by providing a total of 50 trees on site, exceeding the requirements. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height. Furthermore, all trees on-site are maintaining a minimum of 15 feet from light poles.

7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. The petitioner had submitted to CBWCD and is currently under review (see attached letter).
8. *Trails:* The Peaceful Ridge Trail is located along Flamingo Road (Frontage Road) and Southwest 121st Avenue right-of-way adjacent to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.
9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Schools, Police, and Fire. The applicant obtained concurrency determinations from all town departments. This property is in the City of Sunrise utilities service area.

The Town of Davie Utilities Department conditioned its approval to provide a Water and/or Sewer Service Agreement prior to applying for any building permits. The applicant is showing a septic tank as sewer option and must provide the required documentation from the health department at the time of building permitting.

In addition, Because the proposed residential units will generate less than one student of each school level, the proposed site plan is exempt from school concurrency requirements pursuant to Section 12-350(B)(1)(a) of the Land Development Regulations.

10. *Compatibility*: The proposed site can be considered compatible with the existing community facilities and residential properties located along Flamingo Road. The proposed plat is consistent with the Land Development Code as it relates to access, location, size, and use.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. As per Town Attorney's letter dated November 13, 2007 the consulate must provide a letter agreeing to waive Sovereign Immunity as well as agreeing to obey all Codes and Ordinances of the Town of Davie (see attached letters).
2. City of Sunrise agreement for Water and Sewer services is required prior to final Planning and Zoning Division's sign-off approval.
3. Project will require Central Broward Water Control District (CBWCD) Approval prior to being scheduled to any future public meetings. The petitioner may proceed with application to a public meeting provided that a letter of acknowledgement, indicating the petitioner and owner have been informed this item may be tabled by the applicable board or Town of Davie Council without the proper CBWCD approval.

Engineering Division:

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on January 3, 2008 and January 10, 2008. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the CF, Community Facility District. The propose site plan is consistent with the Comprehensive Plan and Future Land Use Plan Map designation of Residential 1 DU/Acre.

Staff finds that the site plan complies with the general purpose of the proposed CF, Community Facility District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with the existing community facilities and residential properties located along Flamingo Road.

Staff Recommendation

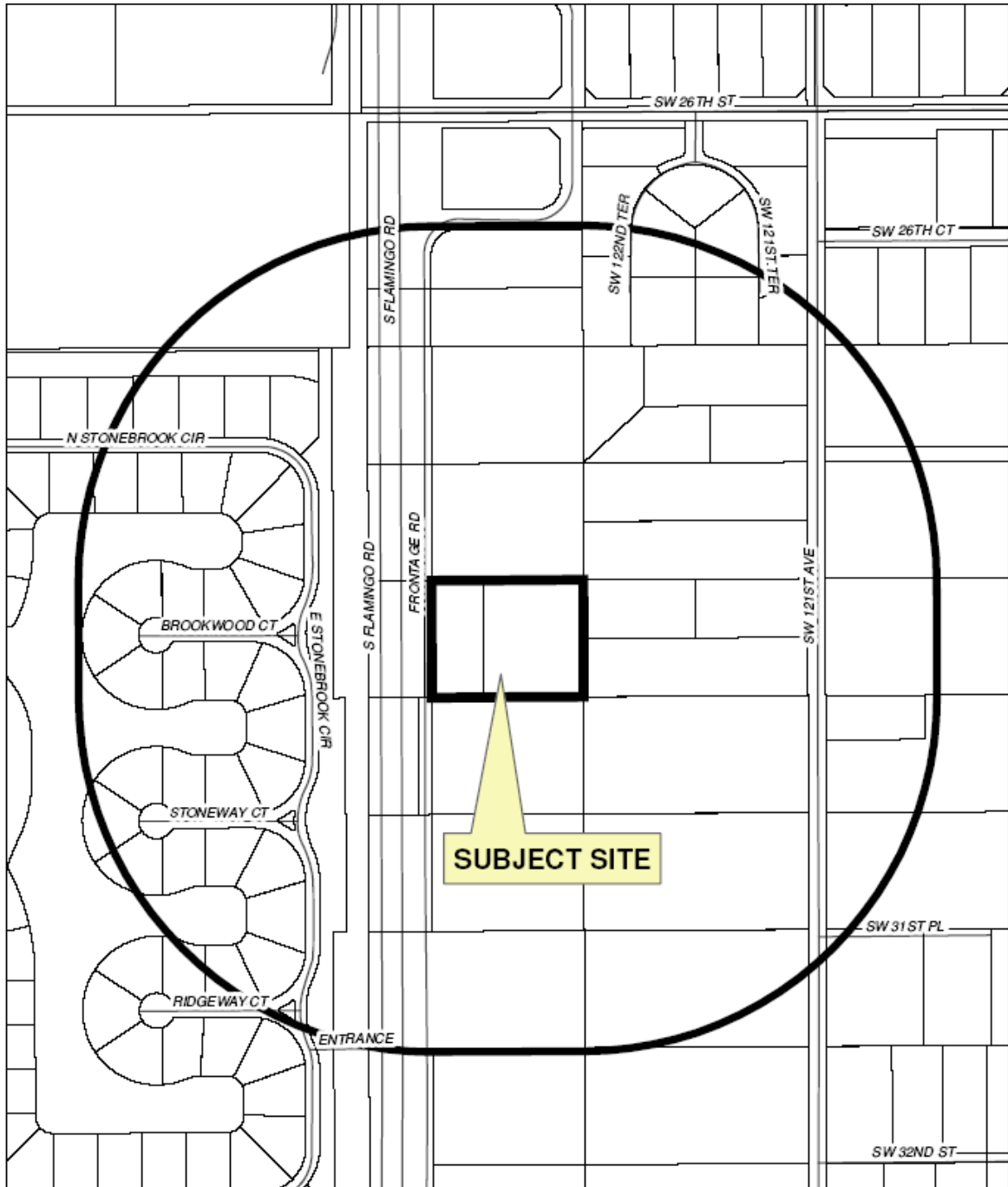
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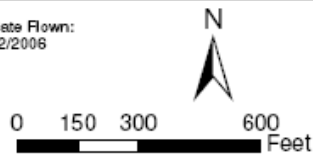
Buttonwood with Green Buttonwood, full 14- to- 16-foot height and install a berm in that area to the maximum height allowed and have all the plants installed within that berm; 4) bring back to the Site Plan Committee for review the revised west wall elevation of the community center which should be consistent with the architecture on the remainder of that building and one that was not a “flat-face” with elements stuck on it; and 5) that the emergency vehicle access be stabilized with sod on top and irrigation provided. **(Motion carried 3-0)**

File Location: P&Z\Development Applications\Applications\SP_Site Plan Modification\SPM_08\SPM 1-5-08/Norwegian Seamen's Church

Exhibit 1 (1,000' Mail-out Radius Map)



Date Flown:
12/2006



Prepared by the Town of Davie GIS Division

Rezoning
ZB 11-1-07
1000 Foot Buffer

Prepared by: ID
Date Prepared: 12/12/07

Exhibit 2 (Property Owners within 1,000' of the Subject Site)

SPM 1-5-08, P 1-1-08
ABRAHAM, HARVEY S &
CHARLOTTE G
12542 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ARMSTRONG, BRUCE
12543 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
BOVIE, JOSEPHINE
2695 SW 121ST TER
DAVIE FL 33330-1319

SPM 1-5-08, P 1-1-08
CHARLES, MARIE Y
CHARLES, PAUL PATRICK
12481 N STONEBROOK CIR
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
CUTINO, VICTOR
2995 SW 121 AVE
DAVIE FL 33330-1315

SPM 1-5-08, P 1-1-08
DIBIASE, DOROTHY FAM LTD
PARTNERSHIP
PO BOX 780
LYNNFIELD MA 01940

SPM 1-5-08, P 1-1-08
FLORIDA FRESH HERBS INC
3100 FLAMINGO RD
DAVIE FL 33330-1602

SPM 1-5-08, P 1-1-08
GLAZER, RONALD & REBECCA
2770 SW 121 AVE
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
GRINER, W B & CHERYL L LE
2675 SW 121ST TER
DAVIE FL 33330-1319

SPM 1-5-08, P 1-1-08
HOOD, SCOTT D &
HOOD, STACY A
12583 BROOKWOOD CT
DAVIE FL 33325

SPM 1-5-08, P 1-1-08
AMADOR, FELIPE JOSE
3101 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
BATISTA, LUCIANO &
PEREZ, VENECIA
2751 SW 121 AVE
DAVIE FL 33330-1311

SPM 1-5-08, P 1-1-08
CARDONA, MARTHA L
2691 SW 122 TER
DAVIE FL 33330-1300

SPM 1-5-08, P 1-1-08
CHWOJKO, EDWARD & KATARZYNA
2901 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
DAVID, MARTHA LAURIE &
PENARANDA, ALVARO VILLA
2851 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ECATS 2 LLC
10885 NW 6 ST
CORAL SPRINGS FL 33071

SPM 1-5-08, P 1-1-08
FROHRING, C A & LINDA J
2690 SW 122ND TER
DAVIE FL 33330-1333

SPM 1-5-08, P 1-1-08
GREEN, MICHELLE TRSTEE
BRYANT D MCKINNIE JR IRREV TR
12535 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
GRODSKY, ALAN &
GRODSKY, ADELE
12480 N STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
JACOBS, JEROME F &
CARNET-JACOBS, DELBY
3201 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ANIMALS RECREATION &
REHAB CENTER LLC
2670 S FLAMINGO ROAD
DAVIE FL 33330-1302

SPM 1-5-08, P 1-1-08
BEHAR, ROBERT J
BEHAR, DERETH A
12090 SW 26 CT
DAVIE FL 33330-1328

SPM 1-5-08, P 1-1-08
CHANCE, VICTOR B & KIMBERLI A
12560 N STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
COLE, JAMIE A & DEBRA L
12462 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
DEVINE, MICHAEL J
3000 S FLAMINGO RD
DAVIE FL 33330-1310

SPM 1-5-08, P 1-1-08
FLORIDA DEPT OF
TRANSPORTATION
OFFICE OF RIGHT OF WAY
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL 33309-3421

SPM 1-5-08, P 1-1-08
GARCIA, PEDRO JOSE &
DE GARCIA, DENISE FISCHER
12455 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
GREY, CAROL LYNNE REV TR
2670 SW 122 TER
DAVIE FL 33330-1333

SPM 1-5-08, P 1-1-08
HAKOPIAN, AMBAKUM & NINA
2951 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
JAROLEM, KENNETH & ALISA
12520 N STONEBROOK CIR
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
JIMRUSTI, INGRID REV LIV TR
4085 SW HONEY TER
PALM CITY FL 34990

SPM 1-5-08, P 1-1-08
KNIGHT, SAMMY D & FRED A L
12463 BROOKWOOD CT
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
LECHNER, ROBERT L
DULLUM, MERCEDES K
2750 SW 121 AVE
DAVIE FL 33330-1312

SPM 1-5-08, P 1-1-08
LEWIN, ROBERT & LISA
12441 N STONEBROOK CIR
DAVIE FL 33331

SPM 1-5-08, P 1-1-08
LEWIS, JACK A &
LEWIS, VALERIE
12503 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
LONGMAN, FITZ
12534 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
MARAJ, KESHWAR &
MARAJ, VIDIA
12454 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
MITCHELL, JAMES E & VIRGINIA M
2761 SW 121ST AVE
DAVIE FL 33330-1311

SPM 1-5-08, P 1-1-08
MUNN, HENSLEY R & CYNTHIA E
235-15 129 AVE
LAURELTON QUEENS NY 11422

SPM 1-5-08, P 1-1-08
MUNSON, ROBERT ALLEN
3010 SW 121 AVE
DAVIE FL 33330-1318

SPM 1-5-08, P 1-1-08
MUNSON, ROBERT R & SHIRLEY L
3030 SW 121 AVE
DAVIE FL 33330-1318

SPM 1-5-08, P 1-1-08
NORWEGIAN SEAMENS CHURCH INC
1180 SOUTH AMERICA WAY
MIAMI FL 33132

SPM 1-5-08, P 1-1-08
OLIVER-VIDAUD, RAFAEL & MARIA
PO BOX 551506
FORT LAUDERDALE FL 33355

SPM 1-5-08, P 1-1-08
PATEL, DAXA &
PATEL, DILIP
3051 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
PEACEFUL RIDGE LLC
2800 SW 121 AVE
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
PRIOR, PETER W & GAIL A
2780 S FLAMINGO RD
DAVIE FL 33330-1304

SPM 1-5-08, P 1-1-08
REGENCY AT STONEBROOK ESTS L C
2852 UNIVERSITY DR
CORAL SPRINGS FL 33065

SPM 1-5-08, P 1-1-08
SANCHEZ, ALFONSO &
SANCHEZ, MARIA
3001 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
SCHUBERT, ROBERT
12502 BROOKWOOD CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
SHANNON, JOHN J
3150 SW 121ST AVE
DAVIE FL 33330-1621

SPM 1-5-08, P 1-1-08
SHOUA, DAVID & ALISA
2800 SW 121ST AVE
DAVIE FL 33330-1314

SPM 1-5-08, P 1-1-08
SMITH, AUDREY S &
SMITH, THOMAS A
12494 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
SOHMER, PAUL & DONNA
2651 SW 122ND TER
DAVIE FL 33330-1300

SPM 1-5-08, P 1-1-08
STARKS, ALETHIA & DUANE
12495 STONEWAY CT
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
STONEBROOK ESTATES COMM ASSO INC
% ST ANDREWS COUNTRY CLUB REALTY
7227 CLINT MOORE ROAD
BOCA RATON FL 33496-1402

SPM 1-5-08, P 1-1-08
THOMPSON, ADAM M
12440 N STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
WALTON, SHIRLEY
WALTON, ROBERT
2700 SW 121 TER
DAVIE FL 33330-1322

SPM 1-5-08, P 1-1-08
YOUNES, JOHN A & ALEXANDRA
3151 E STONEBROOK CIR
DAVIE FL 33331-1217

SPM 1-5-08, P 1-1-08
YOUNG, KEVIN D & HEATHER L
2801 E STONEBROOK CIR
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
ZAFRANI, ABRAHAM
2800 S FLAMINGO ROAD
DAVIE FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12401 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12440 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12441 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12454 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12455 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12462 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12463 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12480 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12481 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12494 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12495 Stoneway Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12502 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12503 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12520 N Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12542 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
12543 Brookwood Ct
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2591 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2670 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2670 SW 122 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2690 SW 122 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2691 SW 122 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2695 SW 121 Ter
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2730 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2780 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2800 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2801 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2851 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2900 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
2901 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3000 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3001 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3051 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3100 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3101 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3150 Flamingo Rd
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3151 E Stonebrook Cir
Davie, FL 33330

SPM 1-5-08, P 1-1-08
Current Occupant
3201 E Stonebrook Cir
Davie, FL 33330

Exhibit 3 (Public Participation Notice)

MEETING NOTICE

December 17, 2007

Re: Citizen Participation Plan Meeting for: Norwegian Seamen's Church
Project Number: ZB 11-1-07\0820

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Norwegian Seamen's Church for a parcel located at 2950 S. Flamingo Road Davie, Florida 33330. Norwegian Seamen's Church desires to rezone the property from its current A1 (Agricultural District) zoning to CF (Community Facilities) to allow for the operation of a Church / House of Worship center to be developed on site with accessory dwellings and structures. It is our intent to further develop the site based on the following:

Convert existing residence for use as a sanctuary and supporting a café, gift shop, fellowship space, offices, rest rooms etc. Build a new +/- 5,400 sf. community center that will provide the church with a banquet room, conference room, kitchen area and offices for the churches use as well as offices for use by the Norwegian / Scandinavian Honorary Consulate. Build four new apartment units and garage, in order to provide church staff housing. Driveways and parking areas will be modified to meet the needs as required. The sites proposed landscaping and building uses will be that of a family environment thus being an enhancement to the surrounding area communities and existing site conditions.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: 3 January, 2008

Time: 6:00pm-8:00pm

Location: **SHENANDOAH PARK:**
14601 SW 14 Street
Davie, FL 33325

Second Citizen Participation Meeting:

Date: 10 January, 2008

Time: 6:00pm-8:00pm

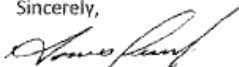
Location: **SHENANDOAH PARK:**
14601 SW 14 Street
Davie, FL 33325

If you wish to submit written comments, please send them to:

Covenant Consulting Group, LLC
214 Ponce De Leon Ave,
Royal Palm Beach, Florida
561-798-7922

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,



Tomas Suarez

Exhibit 4 (Public Participation Sign-in Sheets)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I

Re: Citizen Participation Plan Meeting for: Norwegian Seamen's Church

Project Number: ZB 11-1-07\0820

Thursday, January 03, 2008

NAME	ADDRESS	PHONE
Robert A Munson	8030 SW 121 Ave Davie FL	954-475-1657
Shirley Munson	" 33330	"
Ronald Fritz	Schwabke-Shiskin - Surveyors	954-435-7010
PETER PRIOR		954-401-4000
ALBERT ZAFRANI	2800 S. Klaminta Waco	(817) 453-6000
TOM TRUX		954-792-6800
NOTHING FOLLOWS		

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PUBLIC PARTICIPATION MEETING II

[illegible]

Exhibit 5 (*Public Participation Report*)

SUMMARY OF DISCUSSION AT PUBLIC PARTICIPATION MEETING I

Meeting Minutes

Norwegian Seamen's Church Citizen Participation Meeting I

Time and Location:

Date: 3 January, 2008

Time: 6:00pm-8:00pm

Location: **SHENANDOAH PARK:**
14601 SW 14 Street
Davie, FL 33325

Present: Tomas Suarez Jr., Jonah S. Cali, see attached sign-in log

Next meeting:

Date: 3 January, 2008

Time: 6:00pm-8:00pm

Location: **SHENANDOAH PARK:**
14601 SW 14 Street
Davie, FL 33325

I. Introduction

Tomas Suarez narrated and Jonah Cali took minutes. A brief description of the purpose of the meeting was given. The location of the property and its general description as well as a description of the owners and their indented use for the property was discussed.

II. Site plan

The following items were discussed:

- Orientation of existing site and current use and structures.
- Proposed site plan description outlining removal and improvement of the existing structures.
- The description and location of proposed new structures and parking areas.
- A 24"x36" graphical board depicting proposed site plan was used to orientated meeting members.

III. Building and structures

The following items were discussed:

- Removal of all existing structures except for main residence.
- The remodeling of existing main residence to become new sanctuary.
- The addition of a new structure to house community facility, banquet area and office along with space for honorary consulate.
- The construction of new residence with small one story parking garage to house church staff members.

- Construction of new parking area with small sign as per ordinance.
- A 24"x36" graphical board depicting proposed structures was used to orientate members.

IV. Questions and Concerns

1. What type of diplomatic status would be given the spaces in which the consulate shall occupy.
2. Did not receive notice. Albert Zafrane of 2800 S Flamingo Road
3. Concerned about apartments overlooking my planned future residential development one parcel north.
4. Do apartments meet density, we are 1 per acre?
5. Can the apartments be rented out or used by others which are not staff members of the church?
6. Why so much parking?
7. Is the hall available for anyone to rent or church members only?

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II

Meeting Minutes

Norwegian Seamen's Church Citizen Participation Meeting II

Time and Location:

Date: 10 January, 2008

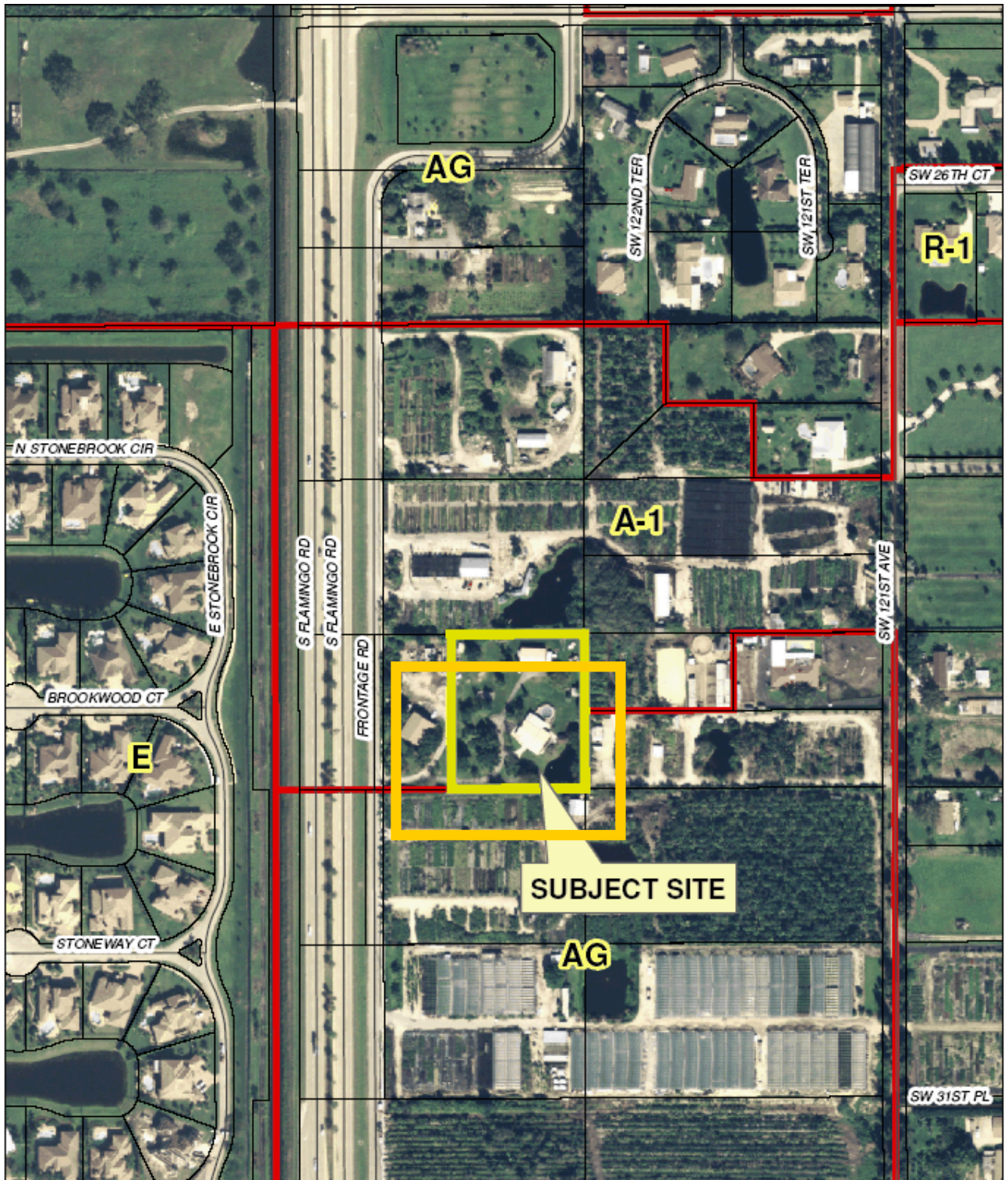
Time: 6:00pm-8:00pm

Location: **SHENANDOAH PARK:**
14601 SW 14 Street
Davie, FL 33325

Present: Tomas Suarez Jr., Jonah S. Cali, see attached sign-in log

I. Introduction

Tomas Suarez Jr., Jonah S Cali and Pastor Dag Magnus Havgar were the only attendees of the meeting. No new business or old business was discussed. Sign in sheet is attached.



Date Flown:
12/2006

N



0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Plat
P 1400
Zoning a

Prepared by: ID
Date Prepared: 2/8/08

Exhibit 8 (*Petitioner Letter Regarding CBWCD*)